

**REGULAR MEETING  
Housing Committee  
July 15, 2008 – 2:00 p.m.  
Tribal Office Boardroom**

**1. Roll call and Call to Order** – Chairperson Rebecca Alegria called the meeting at 2:00 p.m. Roll call was taken with a quorum present. MEMBERS PRESENT: Rebecca Alegria, Joan Delabreau, Dave Corn and Gerald Dick Jr. MEMBERS ABSENT: Mary Husby (excused), Kim Komanekin (excused). Also present: Betty Jo Wozniak, Kristen LaTender, Janice LaTender, Joel Whitehouse, Stephanie Perez and Linda Peters, recorder.

NOTE: Mary Grignon is no longer the Security Officer for the Tribe. This position on the committee is vacant.

**2. Moment of Silence.** A moment of silence was observed.

**3. Approval of Minutes dated June 17, 2008.**

**Motion made by Dave Corn to approve the minutes dated June 17, 2008. Second was by Gerald Dick Jr. All those in favor of the motion signify by saying aye. Motion carried: 2 for, 0 opposed, 1 abstention (Delabreau) and 2 absent (Husby and Komanekin).**

**Motion made by Joan Delabreau to go into Executive Session. Second was by Gerald Dick Jr. All those in favor of the motion signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Husby and Komanekin)**

Note: Joel Whitehouse was requested to stay for the Executive Session portion of this meeting.

**4. EXECUTIVE SESSION: Housing issue – Stephanie Perez**

**Motion made by Joan Delabreau to come out of Executive Session. Second was by Dave Corn. All those in favor of the motion signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Husby and Komanekin)**

**Motion made by Gerald Dick Jr. to continue working with Mrs. Perez to have her repairs/cleanup done in a timely fashion in order to reduce the number of visits to once a month as long as progress is being made and to have two week schedules including what specific items need to be repaired drawn up to monitor the progress. Second was by Joan Delabreau. All those in favor of the motion signify by saying aye. Motion carried: 4 for, 0 opposed, 0 abstentions and 2 absent (Husby and Komanekin).**

**5. Eagle's Nest Emergency Shelter House Rules.**

Kristen LaTender provided the Committee the corrected agreement along with a clean copy of the Emergency Shelter House Rules for approval.

The committee reviewed the house rules with Ms. LaTender and discussed police contact, minor children, shelters obligations and how to deal with intoxicated individuals.

**Motion made by Joan Delabreau to approve the Eagle's Nest Emergency Shelter House Rules. Second was by Dave Corn. All those in favor of the motion signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Husby and Komanekin)**

**6. Eagle's Nest Emergency Shelter Resident Agreement.**

Kristen LaTender provided the Committee the Shelter Resident Agreement to review and provide additional comments.

Ms. LaTender will add additional comments on respecting other residents and their belongings and bring this back to the Committee for approval.

**7. Future Use of Non-Program Income.**

Betty Jo Wozniak informed the committee that we do not receive enough money in grants or rent to cover all the annual expenses. Any non-program income is used to supplement the annual budgets. By utilizing this income, the department does not request money from the Tribe.

NAHASDA regulations state that the Tribe is allowed to use up to 30 percent of a tenant's income to calculate rent but the Tribe is not taking advantage of this and the Tribe does not make the distinction between higher income and lower income families.

One of the biggest expenses that the housing department was not prepared for is garbage collection. The price went up from \$74.20 monthly to \$272.00. Community Development incorrectly billed the housing department for the past 6 months and Housing had to back pay the balance along with the new contract rates.

Ms. Wozniak will bring back a proposal to increasing the ceiling rent to 30 percent and review the utility allowance to include a rate adjustment every 2 years.

**8. HUD 202 Motion to Pay off Mortgage**

Betty Jo Wozniak has been researching and trying to locate this motion with the help of the Chairman's staff. She will ask Wendell Askenette if he remembers this motion as he was the Director of Housing at the time and will report back to the committee at the next meeting.

**9. Community Meeting Minutes-Discussion/Recommendation**

Betty Jo Wozniak will have her staff knock down and level the sand hills that are located behind the apartments in the Middle Village area.

**10. Other Business**

Betty Jo Wozniak informed the committee that they are looking at the possibility of hiring an assistant project manager due to the numerous housing projects, Indian health service projects and the rehabilitating home projects that need to be monitored.

**11. EXECUTIVE SESSION: Rent TARs Report**

The Tribal Accounts Receivable (TAR's) Report does not need to be held in Executive as this report is provided to the committee as a statistical informational report.

**12. Adjournment**

**Motion made by Joan Delabreau/Dave Corn to adjourn the meeting.**

Meeting adjourned at 4:30 p.m.

Respectfully submitted by,

Linda Peters, On-call recorder  
Chairman's Office